

**MINUTES**  
**COLUMBUS PLAN COMMISSION MEETING**  
**FEBRUARY 7<sup>TH</sup>, 2007 AT 4:00 P.M.**  
**MEETING HALL, CITY HALL**  
**123 WASHINGTON STREET**  
**COLUMBUS, INDIANA**

**Members Present:** Dave Fisher (President), Steve Ruble, John Hatter, Tom King, Jack Heaton, Bryan Haza, Pat Zeigler, Joan Tupin-Crites, Jesse Brand, Brian Russell, and Tom Finke (County Liaison).

**Members Absent:** Dave Bonnell.

**Staff Present:** Jeff Bergman, Sondra Bohn, Laura Thayer, Marcus Hurley, Thom Weintraut, Heather Pope, and Tim Coriden (City Attorney).

**CONSENT AGENDA**

Minutes of the January 3, 2007 meeting.

Motion: Ms. Tupin-Crites made a motion to approve the minutes with a correction on page 4 regarding who seconded the motion. Ms. Zeigler seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**SU-06-19: OAK KNOLL GOLF COURSE** – a request by Otto Wickstrom, Jr. to rezone 290 acres from AG (Agriculture) to SU-3 (Public Parks and Recreational Facilities) and for approval of a special use site plan. The property is located at 1705 West County Road 550 South (south side of County Road 550 South between County Road 200 West and County Road 100 West) in Wayne Township.

Ms. Thayer presented the staff information on this request.

Mr. Orwic Johnson with Columbus Surveying & Engineering and Dr. Otto Wickstron, Jr. represented the petitioners.

Mr. Johnson stated many questions in the staff report have been addressed before the Plan Commission meeting. He stated that there have been questions regarding the entrance off County Road 100 West. Mr. Johnson stated that one of the goals in developing the entire site has been preservation of the existing features. He stated that the existing farmstead was in this area; and some of the terrain would make it difficult to build a second road and a driveway for one-half mile off County Road 100 West back to this area. Mr. Johnson stated that the maintenance entrance, which is gated, is intended for maintenance vehicles only.

Mr. Johnson stated it was his opinion that the traffic would be minimal for a golf course. He stated if everyone came in a single car, there would be approximately 24 cars per hour. He stated that the capacity of County Road 550 South, which is not a through street, comes off

County Road 100 West, then comes down and turns onto County Road 625 West. He stated there would be an adequate entry into the parking area.

Mr. Johnson stated that this meets all the septic system requirements and the State has approved the system. He stated there would be no food service and there would only be concession machines located at the site. Mr. Johnson stated they agreed with most of staff's requirements.

He stated that there should be no more than 0.1 foot of artificial lighting-candles at the property lines. He stated the driving range would not be lighted.

Mr. Johnson stated that the Future Learning Center would be an area that would cater to young people that want to learn to play golf. He stated that plans would be submitted to the Columbus Plan Commission prior to any construction activity.

Mr. Johnson stated the date of the approval certificate would be changed.

Mr. Johnson stated they would agree to the concrete curbing protection for all entrances, but with the islands, they would like to be able to do some landscaping using bricks and rocks to designate those as opposed to a concrete curb. He stated this is intended as a rural type setting for a golf course. Mr. Johnson stated they would comply with curbing along the tapers at the County Road 550 South entrance. He stated they would also comply with the detail for the entrance on County Road 550 South that will be revised to match the requirements of the Thoroughfare Plan.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Fisher read into the record a letter from Tim & Alexis Rose expressing concerns regarding drainage, traffic, hours of operation, an environmental study on the asphalt rubble used as fill, damage to their home from the flying golf balls, how will the zoning will effect their property and the availability of alcoholic beverages. They also stated they would like to see a berm in front of their five-acre property to soften the view and provide protection for the children.

Dr. Wickstrom stated there would not be any alcoholic beverages served. He stated he did not know whether coolers would be allowed or not.

Mr. Heaton stated he was concerned that this was done backwards. He stated that the golf course was built and then the request came before the Commission for approval. He asked if this was built as a commercial golf course in the beginning. Mr. Wickstrom stated no. He stated this was a personal decision to build this golf course for him and to preserve the natural terrain of the land.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council with the following conditions: (1) A note shall be added to the site plan indicating that there shall be no more than 0.1 foot-candles of artificial illumination at the property lines. (2) The statement regarding the Future Learning Center should read as follows: "Future Learning Center detailed plans shall be reviewed and approved by the Columbus Plan Commission prior to any

construction activity.” (3) The date in the Plan Commission approval certificate should be changed to February 7, 2007. (4). Areas of curbing within the parking area must include curbed protection for the entrance from County Road 550 South and all landscaping islands. (5) Curbing shall be extended along the tapers at the County Road 550 South entrance to a point approximately 14 feet east and west of the centerline of the entrance.

Motion: Ms. Zeigler made a motion to send a favorable recommendation to the City Council with the following conditions: (1) A note shall be added to the site plan indicating that there shall be no more than 0.1 foot-candles of artificial illumination at the property lines. (2) The statement regarding the Future Learning Center should read as follows: “Future Learning Center detailed plans shall be reviewed and approved by the Columbus Plan Commission prior to any construction activity.” (3) The date in the Plan Commission approval certificate should be changed to February 7, 2007. (4). Areas of curbing within the parking area must include curbed protection for the entrance from County Road 550 South and all landscaping islands. (5) Curbing shall be extended along the tapers at the County Road 550 South entrance to a point approximately 14 feet east and west of the centerline of the entrance. Mr. Ruble seconded the motion and it carried with a vote of 9-1 with Mr. Heaton being the nay vote.

**MP-06-09: WICKSTROM MINOR SUBDIVISION** – a request by Erma A. Wickstrom to subdivide 40.16 acres into a 5.90-acre residential lot and a parent tract remainder of 33.50 acres. The property is located on the north side of County Road 625 South approximately ¼ mile west of County Road 100 West in Wayne Township.

Ms. Thayer presented the staff information on this request.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this request and allow for the modification from the sidewalk requirements.

Motion: Mr. Heaton made a motion to approve this request and to allow the modification for the sidewalk requirements. Ms. Tupin- Crites seconded the motion and it carried with a vote of 10-0.

## **NEW BUSINESS REQUIRING COMMISSION ACTION**

**SU-07-01: BARTHOLOMEW CONSOLIDATED SCHOOL CORPORATION (PARKSIDE)** – a request by the Bartholomew Consolidated School Corporation for a major modification to a special use site plan including a substantial change to vehicle circulation. The property is zoned SU-2 (Schools) and is located at 1400 Parkside Drive in the City of Columbus.

Ms. Pope presented the background information on this request.

Mr. Dave Hayward with Christopher Burke Engineering, Scott Martin, Director of Maintenance and Transportation for Bartholomew Consolidated School Corporation, Ron Hoskins, Maintenance Manager for Bartholomew Consolidated School Corporation and Ms. Chris Medic who is in charge of landscaping for these projects for Bartholomew Consolidated School

Corporation represented the petitioners.

Mr. Hayward stated this project is about safety and to help reduce traffic congestion in the area. He stated currently the buses drop off and pick up students on the east side of Parkside School. Mr. Hayward stated that the parents now drop off and pick up in the front. He stated this becomes very congested on Parkside Drive around 2:30 p.m. in the afternoon. Mr. Hayward stated what they are proposing is just the opposite. The buses will pick up in the front and they will have to modify the area to make that suitable for buses. He stated the parents drop off would be moved to the east side of the building where the loop road will be built. He stated that will accommodate most of the traffic. Mr. Hayward stated that on a peak day, there might be a few cars spill onto Parkside Drive, but this will be an improvement from the current situation.

Mr. Hayward stated they would be adding a couple of parking spaces near the front door for visitors. He stated that students now have to walk through a parking lot to get to their bicycles on the west side of the building. Mr. Hayward stated by moving the bicycle rack they will be able to access the bicycles by not crossing any traffic and have access to the People Trail and sidewalks.

Mr. Hayward stated that a site plan for Blackwell Park has been approved. He stated they would be tying into that plan and the two would compliment each other. He stated it was his opinion that this would serve the soccer fields in the future and the school very well. Mr. Hayward stated they are trying to make the school a safer place and a better neighbor in that area.

Mr. Fisher asked if there was a plan to replace the landscaping that would be removed. Mr. Hayward stated that they would be replacing the point value that was being removed with equal point value on the site. He stated that there was no firm landscaping plan in place at this time. Mr. Martin stated that Ms. Chris Medic had been added to staff for landscaping all the sites for BCSC Corporation.

Ms. Medic stated that much of the landscaping that is being removed in front of the school on the south side is plantings that are over matured. She stated that appropriate plantings, such as shade trees would be used. She stated that this would be a long-term solution.

Mr. Hayward stated that construction plans are being prepared at this time and they will be submitting plans showing the drainage to the City Engineer's Office. He stated all drainage would be handled on site. Mr. Hayward stated the new section of the loop road to the east of the school would be built with pervious concrete, which was used at Freedom Field last year.

Mr. Fisher asked if the dumpster would be enclosed. Mr. Martin stated he did not have money appropriated for this year, but it would be included in the 2008 budget.

Mr. Fisher asked if any directional signage has been proposed for this area. Mr. Hayward stated there would be some on site signage to guide people on the loop. He stated there would be nothing on the streets.

Mr. Fisher asked how the school would attempt to educate the parents of the changes that were being made and enforce the change. Mr. Martin stated that the change is driven by the school itself. He stated that the principal and the teachers would take ownership of that and education of the parents will be through handouts or teachers telling them specifically of the change. He stated in the past it has been proven very effective. Mr. Hayward stated this would start at the

beginning of the new year.

Mr. Fisher opened the meeting to the public.

Mr. Phil Stewart stated that he lived directly across the street from the school. Mr. Stewart expressed concerns about the removal of the large trees, changes in the parking that would create unsafe situations, the traffic flow, the lack of parking while school is in session and not being able to back out of his driveway during school hours because of the parking on the street.

Ms. Medic stated that the removal of the trees was necessary because of the circulation needs for the traffic. She stated that suitable landscaping would be provided in the near future at the entrance of the school. She stated there was a possibility that the replacement trees would be anchored by some appropriate ground cover.

Mr. Hayward stated that the bus area is being designed so the buses do not need to back out. He stated the angle parking would be used because it is safer and more efficient.

Mr. Brand asked what the net gain would be in parking if the bicycle rack were changed. Mr. Hayward stated it would be a gain of sixteen spaces. Mr. Hayward stated that the bicycle rack is heavily used at this location.

Mr. Ruble stated that what happens in the right-of-way at Parkside is outside of what the school can control. He stated that it is the responsibility of the City of Columbus and the City Engineer's Office to address this issue. Mr. Ruble stated he would like to see the improvements made and then react to what is observed afterwards. He stated if there is still parking on the street, then action can be taken through the City to take whatever means is necessary to correct the problem.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated the expectation of the Plan Commission when a developer comes before the Plan Commission is that questions regarding enclosing the dumpster and the landscaping are addressed on the site plan in detail before the approval is granted. He stated he would encourage the Commission to indicate the level of detail that is expected from the BCSC on these two items.

Mr. Bergman stated that staff would recommend approval subject to the following conditions: (1) A landscaping plan shall be submitted showing replacement of landscaping equal in point value to that which is removed. The replacement landscaping must be provided in the same locations from which it is removed. These plantings must be installed by the end of the fall planning season the year the improvements are made. (2) A drainage report submitted and approved by the City Engineer's office. (3) Provide the dumpster detail for review and approval, which is to be constructed on or before April 1, 2008.

Motion: Mr. Heaton made a motion to approve this request subject to the following conditions: (1) A landscaping plan shall be submitted showing replacement of landscaping equal in point value to that which is removed. The replacement landscaping must be provided in the same locations from which it is removed. These plantings must be installed by the end of the fall planning season the year the improvements are made. (2) A drainage report submitted and approved by the City Engineer's office. (3) Provide the dumpster detail for review and approval, which is to be constructed on or before April 1, 2008. Mr. King seconded the motion and it carried

with a vote of 9-1 with Ms. Tupin-Crites being the nay vote.

**SU-07-02: BARTHOLOMEW CONSOLIDATED SCHOOL CORPORATION (SCHMITT)** – a request by the Bartholomew Consolidated School Corporation for approval of a major modification to a special use site plan including a substantial change to the circulation. The property is zoned SU-2 (Schools) and is located at 2675 California Street in the City of Columbus.

Ms. Pope presented the background information on this request.

Mr. Dave Hayward with Christopher Burke Engineering, Scott Martin, Director of Maintenance and Transportation for Bartholomew Consolidated School Corporation, Ron Hoskins, Maintenance Manager for Bartholomew Consolidated School Corporation and Chris Medic who is in charge of landscaping for these projects for Bartholomew Consolidated School Corporation represented the petitioners.

Mr. Hayward stated that they are trying to get the stacking of cars off California Street so that it is not so congested in the afternoon. He stated that there is sidewalk going across the south side of the old Administrative Building parking lot between there and the tennis courts. This is intended to take the marching band to their practice area. Mr. Hayward stated that would increase the safety for the students.

Mr. Martin stated that Louis Joyner has been retained to design another bandstand to replace the old one.

Mr. Russell asked if there were any safety concerns with the parking lot located so close to the children on the playground. Mr. Martin stated no, it is a strictly controlled area. He stated some additional supervision might be required by the school.

Ms. Tupin-Crites asked if there were plans to replace the landscaping points that were being removed. Mr. Hayward stated most of it is to the north where the bus lane is being built and that a number of points would be added in that same area. He stated it was more complicated than the Parkside site, because of ongoing replacement and enhancements that are taking place with North High School's landscaping.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval subject to the following conditions: (1). A landscaping plan shall be submitted showing replacement of landscaping equal in point value to that which is removed. The replacement landscaping may be provided anywhere on the site and must be installed by the end of the fall planting season in the year the improvements are made. (2) A drainage report shall be submitted and approved by the City Engineer's office.

Motion: Ms. Zeigler made a motion to approve this request subject to the following conditions: (1) A landscaping plan shall be submitted showing replacement of landscaping equal in point value to that which is removed. The replacement landscaping may be provided anywhere on the

site and must be installed by the end of the fall planting season in the year the improvements are made. (2) A drainage report shall be submitted and approved by the City Engineer's office. Mr. King seconded the motion and it carried with a vote of 9-1 with Ms. Tupin-Crites being the nay vote.

**PUDF-07-01: LOT 2A COLUMBUS CROSSING** – a request by JWL Properties for approval of a Final PUD Plan for a property of approximately 2.21 acres, currently zoned PUD, to construct a 22,000 square foot retail strip center with associated parking, landscaping, lighting, and other infrastructure. The property is located on the northeast corner of Merchants Mile and Carr Hill Road in the City of Columbus.

Ms. Pope presented the background information on this request.

Mr. Jeremy Bosco, Project Manager for JWL Properties and John Loop with Robert Mattingly & Sons represented the petitioners.

Mr. Bosco stated the development would be mostly retail shops, some service shops and small food stores. He stated he could not disclose any names at this time. Mr. Loop stated it would be quality built with split block masonry materials. He stated there would be some ornamental treatments that would go down the perimeter of the building. He stated the landscaping that is shown on the site plan has been increased in points at the request of the Front Door Committee. He stated there was a total of 9600 points of landscaping submitted on the site plan.

Mr. Fisher asked the nearest location of a center they had developed. Mr. Bosco stated they could see a building that would be similar to the proposed one for Columbus in Louisville, Kentucky. He stated they had built twenty-two centers in the last four years and most are located next to Wal Mart. Mr. Bosco stated the building would be of quality construction and the tenants they hoped to attract will stay for a long period of time.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Fisher read a letter from C. Edward Curtin, Executive Director of the Columbus Redevelopment Commission supporting this request.

Ms. Zeigler stated that the Menard's PUD has been held to a higher standard for buildings because of the front door entrance to the City of Columbus. She stated that she would like to see that continued with construction of this building.

Mr. Ruble asked what types of materials are on the face of the building. Mr. Bosco stated it was a concrete split face block and on the front of the building, there is stone veneer on the bottom of each of the columns with brick midway up.

Mr. Fisher asked how many tenants would occupy the building. Mr. Bosco stated approximately twelve spaces.

Mr. Russell asked what material was used in the construction of the Wal Mart store. Mr. Bergman stated it was a combination of split face block and brick. He stated that the same combination was used on the back. Mr. Russell questioned the high visibility of this building from different locations and how it would be viewed from the main road. Mr. Bergman stated that the Front Door Committee had the same concerns with the landscaping.

Mr. Bergman stated that the proposed building is not consistent with the level of design that we have seen at this location in the past. He stated there is a concern about the amount of split face block that is being used as opposed to stone or brick materials, which we have seen used more on other structures at this site at the Plan Commission's request. Mr. Bergman stated that all sides of the building should be treated equally because of the visibility.

Much discussion was held regarding the materials that would be used in the construction of this building, the appearance of the building, and the consistency of material used with the overall appearance of the PUD as a whole.

Mr. Bergman stated that he would recommend continuance to the next meeting so that these additional details can be provided to the Plan Commission: (1) Provide 360-degree architecture – an equal level of design treatment for all four sides of the structure. (2) Provide the proposed color pallet of the building. (3) Extend the use of brick, stone, and EFIS to all building facades. (4) Provide a colored dumpster detail showing the material. Be prepared to discuss the height of the dumpster and how it will fully cover the dumpsters that will be located within the enclosure. (5) Be prepared to discuss the rooftop units being completely screened and how to access them.

Motion: Ms. Zeigler made a motion to continue this request to the March 2007 meeting so that these additional details can be provided to the Plan Commission: (1) Provide 360-degree architecture – an equal level of design treatment for all four sides of the structure. (2) Provide the proposed color pallet of the building. (3) Extend the use of brick, stone, and EFIS to all building facades. (4) Provide a colored dumpster detail showing the material. Be prepared to discuss the height of the dumpster and how it will fully cover the dumpsters that will be located within the enclosure. (5) Be prepared to discuss the rooftop units being completely screened and how to access them. Mr. Ruble seconded the motion and it carried with a vote of 10-0.

**BROOKFIELD PLACE MAJOR SUBDIVISION** – a request by Joel Spoon and Scott Best to subdivide 10.08 acres into 24 residential lots. The property is located on the east side of Terrace Lake Road approximately 750 feet south of Carr Hill Road in the City of Columbus.

Mr. Hurley presented the staff information on this request.

Mr. Joel Spoon and Mr. Scott Best represented the petitioners.

Mr. Spoon stated that the R-3 zoning on this property would allow a maximum of 50 lots in this space, but they have only proposed 24 lots. He stated that every lot in the subdivision backs up to either the perimeter of the parcel or the road itself. Mr. Spoon stated one of the outstanding features of this development is the community green space. He stated there were modifications requested to allow this green space to be part of this subdivision. Mr. Spoon stated the issue in question is the location of the entrance. Mr. Spoon stated it was his opinion that the entrance proposed met the Subdivision Control Ordinance. He stated that his opinion was not the same as the City Engineer's. Mr. Spoon stated that it was his opinion that his entrance would be safer



than the one proposed, because of the sight distance from the hill.

Mr. Spoon stated that Terrace Lake Road was heavily traveled and many cars did not abide by the speed limit. He stated he would ask for approval with the entrance location that is farther from the top of the hill. Mr. Spoon stated he had asked a member of the Indiana State Police to speak to this issue of speed on Terrace Lake Road.

Mr. Fisher opened the meeting to the public.

Mr. Gary Bell, Indiana State Trooper stated that in his capacity as a police officer, he had ticketed many cars on Terrace Lake Road and the speed was an unsafe factor on this road. He stated that it was his opinion that the entrance Mr. Spoon had proposed would be safer.

Mr. William Ward expressed concerns about the danger of the hill on Terrace Lake Road in this area, safety issues with additional traffic and the excess speed that the cars travel.

Mr. Fisher closed the meeting to the public.

Ms. Zeigler stated she felt this entrance was creating confusion, as the other entrance was approved before this request. She stated as soon as another entrance is installed all traffic will need to watch both for cars coming and going. Ms. Zeigler stated that if you have an intersection that is directly across from you, at least you know where the traffic is coming from.

Mr. Spoon stated that this development does meet the ordinance with a 200-foot separation of drives.

Mr. Ruble stated that was correct, but the ordinances stated that 200 feet is a minimum. Mr. Ruble stated that the previously approved entrance on the west side of the road was designed for sight distance for the existing speed limit. He stated that he does not know if Mr. Spoon is willing to do an intersection sight distance analysis at 50 miles per hour.

Mr. King expressed concern about the water table in this area.

Mr. Ruble stated that no storm water drainage has been installed yet, but what is being proposed is a detention facility on the south side of the site. He stated that the storm water outlet for this site is a creek on the north side of the subdivision, which eventually drains into Opossum Creek. He stated this is a regulated drain, which is maintained by the County. Mr. Ruble stated this would be monitored closely.

Mr. King asked if there would be basements in this subdivision. Mr. Hurley stated that at the SRC meeting a notation was made that no basements would be allowed and the street was to be elevated.

Mr. Fisher stated he would prefer that the two streets align. He stated that there is now an opportunity with new developments along Terrace Lake Road to create responsible intersections.

Mr. Spoon asked if the Plan Commission had the authority to change the entrance location if it met the Subdivision Control Ordinance.

Mr. Coriden stated that even if you meet the bare minimum of what the ordinance sets out, the Commission is talking about the totality of the circumstances. He stated they were also addressing the safety issues and the request could be denied under this criteria. He stated it is the responsibility of the Commission to look at the request as a whole and not just one part of the Ordinance.

Mr. Ruble stated that the Ordinance also stated that a development should have safe and convenient access. He stated if the Commission finds that this is not safe, it does not meet the requirements of the Ordinance. Mr. Ruble stated that it was his opinion that it is better to have the two street aligned.

Much discussion was held regarding the alignment of the two roads.

Mr. Bergman stated if you look at the request as a whole, there is general agreement on 99% of the request. He stated there is support for the modifications that are requested. He stated that staff would recommend a continuance to the next meeting, so there would be an opportunity for the petitioners to come back with an alignment of the streets, rather than a denial.

Mr. Brand stated that he would be abstaining from voting on this request.

Motion: Ms. Tupin-Crites made a motion to continue this request to the March 2007 meeting. Mr. Heaton seconded the motion and it carried with a vote of 9-1 with Mr. Brand abstaining.

**MP-06-07: STUTSMAN MINOR SUBDIVISION** – a request by Gerald Stutsman to subdivide 2.99 acres into 2 residential lots. The property is located on the south side of County Road 200 South approximately 1400 feet west of County Road 150 West in Columbus Township.

Ms. Thayer presented the staff information on this request.

Mr. Ted Darnell with Crowder & Darnell and Barbara Stutsman represented the petitioner.

Mr. Darnell stated they would request approval and modification for sidewalk construction along County Road 200 South frontage.

Mr. Bergman stated that staff would recommend approval and the modification from installing sidewalks.

Motion: Mr. Heaton made a motion to approve this request and the modification from installing sidewalks. Ms. Tupin-Crites seconded the motion and it carried with a vote of 10-0.

**ANX-07-01: OTTO W. WICKSTROM** – a request by Otto W. Wickstrom to annex to the City of Columbus 105.07 acres located on the east side of County Road 300 West, approximately 1100 feet north of State Road 58 in Wayne Township.

**RZ-07-01: OTTO W. WICKSTROM** – a request by Otto W. Wickstrom to rezone a property of 105.07 acres from AG (Agriculture) to I-3 (Heavy Industrial). The property is located on the east

side of County Road 300 West, approximately 1100 feet north of State Road 58 in Wayne Township.

Mr. Weintraut presented the staff information of these two requests.

Mr. E.R. Gray with E.R. Gray & Associates and Mark Pratt, President of Indusites Incorporated represented the petitioners.

Mr. Gray stated that these requests meet the criteria and would ask for a favorable recommendation.

Mr. Pratt stated that Indusites was the group of interested parties that developed the original Woodside and then Woodside South developments. He stated both of those projects took about fifteen years each to complete. He stated they would like to develop the Woodside Northwest quadrant to provide ready –to- build industrial sites for future growth. He stated it would also help companies that were already in Columbus to expand. Mr. Pratt stated they now have a company that is interested in expansion and locating in this area.

Mr. Fisher asked about the development of County Road 300 West along the property. Mr. Fisher asked if the developer was prepared to do road improvements at this site. Mr. Pratt stated they were prepared to design a road for the volume and type of traffic that would be generated by the proposed use.

Mr. Pratt stated that they had invited the neighbors to a meeting to explain the scope of the development. He stated that some of them attended.

Mr. Fisher asked if they were prepared to install the required buffering between agriculture and an I-3 (zoning districts). Mr. Pratt stated they wanted to have the least amount of impact on the neighbors and are willing to install the buffering.

Mr. Bergman stated for this to be a viable industrial site there needs to be access for trucks driving in and out of this location. He stated that staff and the City Engineer's preferred route would be improvements to County Road 300 West. Mr. Bergman stated that another option would be to build a new road as an extension of International Drive.

Mr. Fisher opened the meeting to the public.

Mr. Mitchell Thompson stated his property is located directly across from the entrance that is being proposed off County Road 300 West. He expressed concerns about the volume of existing traffic, speed, noise and the width of the road to handle semi trucks, He stated that it was his opinion that the entrance should be off an extension of International Drive.

Ms. Shawn Morris expressed concern regarding the entrance off County Road 300 West and how close this would put their residence to an industrial site.

Mr. Dwayne Morris stated he was concerned about the volume of traffic in this area now. Mr. Morris stated that he had replaced numerous mailboxes due to the high rate of speed of cars that travel this road.

Mr. Corey Carr, Director of Economic Development spoke in favor of this request.

Ms. Sherry Stark spoke in favor of the annexation.

Mr. Tom Bailey with Vectren Energy stated the industrial site was necessary for the growth of Columbus.

Mr. Darren Burton expressed concerns about flooding, mailboxes being hit and children not being able to wait safely for the school bus.

Mr. Dan Arnholt with REMC asked what the next step would be in the process if this were approved. Mr. Arnholt stated he was in favor of this request.

Mr. Bergman stated that because there are existing lots located at this location, the property could be developed without a subdivision plat. He stated the only guaranteed time to talk about access is at the time of rezoning.

Mr. Fisher read into the record a letter from Ed Curtin, Executive Director with Columbus Redevelopment Commission supporting this request.

Mr. Fisher read a letter into the record from Charles Moore. Mr. Moore expressed concern about traffic, noise and air pollution. He stated he did not support the entrance off County Road 300 West.

Mr. Jeremy Thompson expressed concern about the location of the entrance off County Road 300 West, traffic and noise.

Mr. Ruble stated that the nearby Cummins access is not improved to a point that it would be able to handle the traffic generated by an industrial site this size and is at an already congested interchange. He stated that regardless of where the entrance is located to this industrial site County Road 300 West is going to see increased traffic. Mr. Ruble stated that, an improved County Road 300 West it will provide better safety and better capacity to the people who are going to use the roadway.

Much discussion was held on the location of the entrance to this industrial site.

Mr. Fisher closed the meeting to the public.

Mr. Heaton asked if the access entrance could be moved to another area besides County Road 300 West. Mr. Pratt stated he did understand the neighbors concerns. He stated the goal from the beginning was to look for a solution for all the parties involved so that this could be developed. Mr. Pratt stated that in the future this would become an industrial site whether it is now or later. Mr. Pratt stated they have looked for other solutions and the other one that they would consider is an extension of International Drive. He stated that they had not been able to purchase any of the land to connect the necessary road this at this time.

Mr. King asked about the access to the Cummins entrance, and would that be large enough for

an entrance. Mr. Ruble stated he was not sure what the measured distance is at that location. He stated if you empty out the traffic from an industrial area through the Cummins property the traffic would be too heavy. Mr. Ruble stated it was his opinion that County Road 300 West would be a better option. Mr. King stated if this area was going to be developed, it would seem logical to do improvements to the interchange of I-65. Mr. Ruble stated that the facility falls under the jurisdiction of the Indiana Department of Transportation and they are in the process of making improvements.

Mr. Fisher asked if this annexation were approved, would there be islands surrounded by the City of Columbus. Mr. Bergman stated there were three parcels that would not be in the City limits. He stated this is not ideal.

Mr. Coriden stated that for the record it was important for the audience to know Mr. Carr's previous position before this one. Mr. Carr stated that he was the Chief of Staff at the Department of Transportation.

Mr. Brand asked how many lots were located at this site. Mr. Bergman stated it was four lots. Mr. Brand asked if there would be any future review of these sites before development. Mr. Bergman stated that they would have the ability to rearrange the property lines; he stated that there would be an Administrative Subdivision that could be approved in the Planning Department.

Mr. Pratt stated that it was his opinion that an improved County Road 300 West would be in the best interest of everyone.

Mr. Bergman stated that no one believes that Woodside South is an ideal situation when it comes to access. He stated that despite the presence of International Drive at the time the area was platted, they were required to provide a second access point for the purpose of emergency vehicles. He stated there was a tremendous amount of traffic that exits onto County Road 300 West without any improvements being made. Mr. Bergman stated this is not an easy issue to resolve.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to City Council for the annexation and the rezoning with the following conditions: (1). Improved vehicle access shall be provided to the subject property prior to any industrial development. The improved access shall take the form of either (a) the upgrade of County Road 300 West from State Road 58 to the northern boundary of the subject property or (b) the construction of a new street that aligns with International Drive at its intersection with State Road 58. The improved access shall, at a minimum, include two 12 foot wide travel lanes with 2 feet of curb and gutter on each side; all acceleration and deceleration lanes necessary to meet the specifications of the Columbus Thoroughfare Plan; and all improvements necessary for the intersection with State Road 58 to accommodate semi tractor-trailer traffic according to all INDOT permit requirements. (2) A buffer shall be installed along the entire County Road 300 West frontage of the subject property. The buffer shall meet the specifications of a Type "A" buffer provided by Section 17.43.030 of the Columbus Zoning Ordinance and shall include a 25-foot setback from County Road 300 West in addition to that which is required by the Zoning Ordinance.

Motion: Ms. Tupin-Crites made a motion to send a favorable recommendation to the City Council for this annexation. Mr. Ruble seconded the motion and it carried with a vote of 10-0.

Motion: Ms. Zeigler made a motion to send a favorable recommendation to the City Council for the rezoning with the following conditions: (1) Improved vehicle access shall be provided to the subject property prior to any industrial development. The improved access shall take the form of either (a) the upgrade of County Road 300 West from State Road 58 to the northern boundary of the subject property or (b) the construction of a new street that aligns with International Drive at its intersection with State Road 58. The improved access shall, at a minimum, include two 12 foot wide travel lanes with 2 feet of curb and gutter on each side; all acceleration and deceleration lanes necessary to meet the specifications of the Columbus Thoroughfare Plan; and all improvements necessary for the intersection with State Road 58 to accommodate semi tractor-trailer traffic according to all INDOT permit requirements. (2) A buffer shall be installed along the entire County Road 300 West frontage of the subject property. The buffer shall meet the specifications of a Type "A" buffer provided by Section 17.43.030 of the Columbus Zoning Ordinance and shall include a 25-foot setback from County Road 300 West in addition to that which is required by the Zoning Ordinance. Mr. Ruble seconded the motion and it carried with a vote of 9-1 with Mr. King being the nay vote.

#### **DISCUSSION ITEMS**

#### **DIRECTOR'S REPORT**

#### **LIAISON REPORTS**

Written reports were received and discussed.

**ADJOURNMENT: 9:00 P.M.**

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**David L. Fisher, President**

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**Steve Ruble, Secretary**

